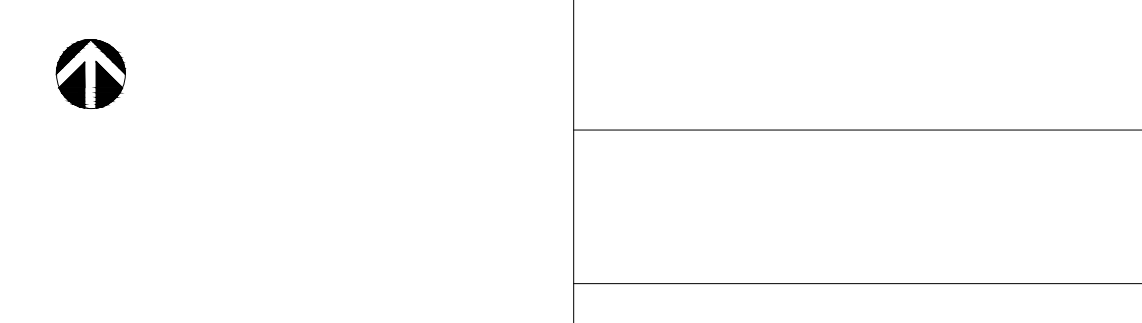


LOCATION MAP (nls)	
LAND USE Retirement Housing and Assisted Living with Central Dining Facility	
SITE AREA 28,700 SF	
FLOOR AREA RATIO 5.5:1	
BUILDING AREA 157,850 GSF	
BULK STANDARDS HEIGHT 167' LOT COVERAGE 75% MAXIMUM OF 140 UNITS	
SETBACKS FRONT YARD 20' SIDE - EAST 10' SIDE - WEST 10', 25' ABOVE 24', 50' ABOVE 36' REAR YARD 10', 50' ABOVE 36'	
LANDSCAPING Per Planned Development No. 193	
PARKING Required parking: refer to ordinance. Surface parking is limited to 12 spaces and remaining parking will be below grade.	

PD 193 SUBDISTRICT NO. 134

**HERSCHEL AVENUE
RETIREMENT HOUSING/ASSISTED LIVING**
4205, 4209, 4215, 4219 HERSCHEL AVENUE
DALLAS, TEXAS

ZONING CASE : DATE: 11-18-19



SCALE : 1" = 10'

DEVELOPMENT PLAN



Herschel Avenue
(60 FOOT WIDE RIGHT-OF-WAY)

PD 193 (O-2) Subdistrict 134

NOTE: The development plan for retirement housing and assisted living shows the proposed development at grade. Above grade development may extend to the allowed building area as noted on the plan. Development for all other uses may extend to the allowed building area.

Z189-312